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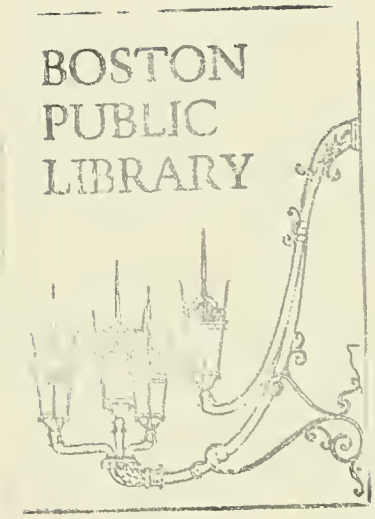
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FEDERAL HOUSING ADMINISTRATION
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# MINIMUM PROPERTY STANDARDS

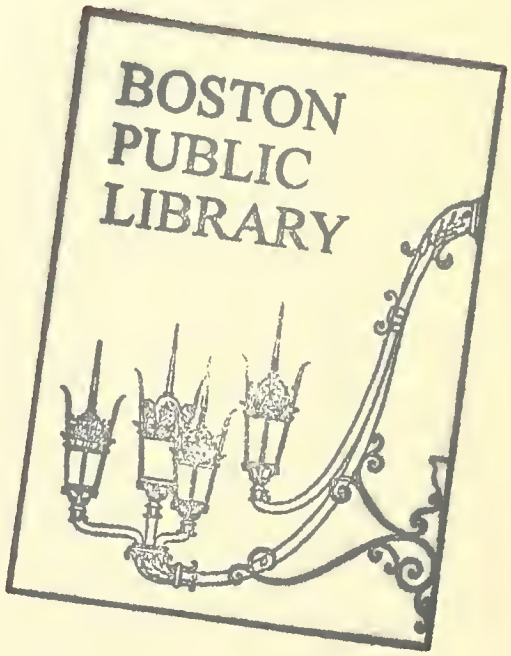
# FOR CITY OF BOSTON, MASSACHUSETTS

# REHABILITATION

# URBAN RENEWAL HOUSING

# ONE TO ELEVEN UNITS

March 19, 1963

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# INTRODUCTORY STATEMENT

## PURPOSE AND INTENT

These Minimum Property Standards for Urban Renewal Rehabilitation have been developed to provide the minimum design and construction standards of the Federal Housing Administration and the Boston Redevelopment Authority for the rehabilitation of one to eleven family houses located in urban renewal areas. It is intended that these standards be in the spirit of as well as aid in carrying out the objectives of urban renewal programs for neglected and run-down residential properties. By these objectives is southt the physical, social and economical regeneration of neighborhoods which have, in general, deteriorated seriously.

The standards for urban rehabilitation in designated areas are directed toward neighborhood improvement and the overcoming of deterioration and blight. The aim is not the creation of neighborhoods that compare well in design and construction with new neighborhoods. Likewise, the standards recognize the vast differences that exist among urban renewal areas. The quality and condition of existing houses vary widely from one location to another and frequently within a single area. Also, the amount of physical improvements which can be achieved will usually be sharply limited by the low incomes of the residents. Present residents, in general, are expected to continue living in the area after rehabilitation has taken place.

## CHARACTERISTICS OF THESE STANDARDS

These Minimum Property Standards are significantly different from standards for new construction. This is necessary because most buildings in urban renewal areas were built long before F.H.A. and B.R.A. came into existence and by very different construction requirements and living customs. Some houses were built for a single family but have now been subdivided to accommodate two or more families. Thus, while satisfactory for one family by former patterns of living, some houses have now become substandard because of overcrowding and lack of sanitary and other conditions as well as lack of maintenance.

The many advances in building technology of the past generation which are now incorporated in new construction, being unknown at an earlier period, have never been included in older houses. Examples of this, among many, are the use of insulation, modern

heating and cooling methods are easily installed new interior and exterior finishing materials. Therefore, these standards, in general, are lower than those that apply to new construction. They have a built-in flexibility that permits judgement to be used by the local FHA insuring office in applying these provisions to each urban renewal area. However, there is a level of physical, social and economical conditions below which standards for rehabilitation should not be countenanced. The standards established for an area should result in a general upgrading and improvement of dwelling accommodations. The aim is to restore the area to a sound condition as to its economic life and its suitability for residential and other uses. Any limitation of FHA standards to local code requirements is not intended.

Throughout these standards there are some provisions that are mandatory and represent the minimum level of housing which the FHA considers essential for health, safety and decent living. Items of this kind are expressed in the appropriate language of "shall be," "shall have," "provide," etc. Other items are included, which in addition to expressing the normal minimum standard, permit exceptions where local conditions justify. Also, there are numerous statements which are advisory or guides to what constitutes minimum good practice, If obtainable, but where the precise level of standard is left to be determined. Items of this kind are expressed as "in general, should be," "if possible," "it is recommended that," etc. In these ways, essential flexibility is incorporated into these MPS in order to recognize the great variations that exist in rehabilitation areas.

The objectives relating to the different portions of the MPS are included for general guidance as to the intent. In their applications, care should be taken to relate them at all times to rehabilitation work and local conditions, and not to standards appropriate only for new buildings.

## HOW THESE STANDARDS ARE TO BE USED

These MPS are intended to be used in the following ways:

1. As criteria and technical information in the preliminary planning and development work of establishing an urban renewal area. They are

a vital element in determining the feasibility and possible success of the entire undertaking.

2. As a yardstick, to measure the level of standards appropriate in different neighborhoods. The FHA insuring office in conjunction with the BRA should determine, wherever possible, those items for a particular area that logically can be required to be higher than these minimum standards, and how much higher. In doing so, careful consideration should be given to the following factors:

    (a) The income and rent paying abilities of the residents;

    (b) the tastes, habits, and living standards of the residents of the neighborhood and surrounding areas;

    (c) The marketability of properties and the conditions necessary to induce normal financing into the area; and

    (d) The likelihood of permanence of the physical and social improvements.

3. As the Rehabilitation Standards for all urban renewal areas in the City of Boston.

APPLICATION

These Minimum Property Standards apply only to existing residential properties containing one through eleven units in legally defined urban renewal areas.

These Standards specifically apply only to the following programs in the National Housing Act:

a. Section 220 (d) (3)
b. Section 221 (d) (2)*
c. Section 221 (d) (3)* - 221 (d) (4)*
d. Section 220 (h)
e. Section 203 (b)*

*Only when located in urban renewal areas.

These minimum standards are confined in their application to the individual property within its property lines. They are not concerned with improvements off the site except for the provision of streets for access and for essential services and facilities.

These standards include both specific minimums, as well as provisions intended to furnish guidance only for the establishment of requirements on a local basis, and based upon local conditions. In all cases, standards shall be interpreted by the FHA within the intent of the general objectives outlined or implied.

CHAPTER I

DEFINITIONS

R100 GENERAL

R100-1 Abbreviations, terms, phrases, and words and their derivatives used in these Minimum Property Standards shall have the meanings given in this section.

R100-2 The terms defined herein apply only for FHA and BRA purposes and may differ in some respects from definitions prepared for local building codes or for other purposes. Wherever possible, the meaning in common use in the residential construction field is used. Terms used only in certain regions have been avoided.

R101 DEFINITIONS

Accessory Building: A secondary building, the use of which is incidental to that of the main building and which is located on the same plot.

Addition: Any construction which increases the size of a building or adds to the building such as a porch or an attached garage or carport.

Alley: A service way providing a secondary public means of access to abutting properties.

Alteration: Construction which may change the floor plan, structural parts, mechanical equipment or location of openings but which does not increase the size of the building.

Area:

Building Area: The total ground area of each building and accessory building but not including uncovered entrance platforms, terraces, and steps.

Floor Area: The total area of all stories or floors finished as living accommodations. This area includes bays and dormers but does not include space in garages or carports or in attics. Measurements are taken to the outside of exterior walls.

Attic: Accessible space tetween top of uppermost ceiling and underside of roof. Inaccessible spaces are considered structural cavities.

Basement: A space of full story height below the first floor which is not designated or used primarily for year-round living accommodations. Space, partly below grade, which is designed and finished as habitable space is not defined as basement space. See First Story.

Basementless Space (Crawl Space): An unfinished, accessible space below the first floor which is usually less than full story height.

Bearing: That portion of a beam, truss, or other structural member that rests on the supports.

Building Line: A line established by law or agreement usually parallel to property line, beyond which a structure may not extend. This generally does not apply to uncovered entrance platforms, terraces and steps.

Carport: A roofed space having at least one side open to the weather, primarily designed or used for motor vehicles.

Cellar: That space of a building which is partly or entirely below grade having more than half of its clear height below the average grade of the adjoining ground.

Court:

Inner Court: An open. outdoor space enclosed on all sides by exterior walls of a building or by exterior walls and property lines on which walls are allowable.

Outer Court: An open, outdoor space on at least two sides by exterior walls of a building or by exterior walls and property lines on which walls are allowable, with one side open to a street, driveway, alley, or yard

Crawl Space: Same as Basementless Space

Dampproofing: A treatment of a surface or structure which retards the passage of water. See Waterproofing.

Driveway: A private way for the use of vehicles and pedestrians.

Dwelling: A building designed or used as the living quarters for one or more families.

Detached: A dwelling which is completely surrounded by permanent open spaces.

Semi-detached: A dwelling, one side wall of which is a party or lot-line wall.

Row; A dwelling, the walls on two sides of which are party or lot-line walls.

End-row: Same as semi-detached

Dwelling Unit: See Living Unit.

Easement: A vested or acquired right to use land other than as a tenant, for a specific purpose, such right being held by someone other than the owner who holds title to the land.

Exit: A way to get from the interior of a building or structure to the outside at grade level. A secondary exit may under certain conditions provide only emergency egress to an adjacent building or roof from which safe travel can be made to grade level.

Flashing: Sheet metal or other impervious material used in roof and wall construction to protect a building from seepage of water.

Floor: See Story.

Foundation: Construction, below or partly below grade, which provides support for exterior walls or other structural parts of the building.

Garage: A building or enclosure primarily designed or used for motor vehicles.

> Attached: A garage having all or part of one or more walls common to the dwelling or to a covered porch attached to the dwelling.
>
> Detached: A garage which is completely surrounded by open space. A garage connected to the dwelling by an uncovered terrace is defined as a detached garage.
>
> Built-in: A garage located within the exterior walls of a dwelling.

Grade Finish: The top surface elevation of lawns walks, drives, or other improved surfaces after completion of construction or grading operations.

Gradient: The slope, or rate of increase or decrease in elevation, of a surface, road or pipe, usually expressed in per cent.

Habitable Room: See Room.

Joists: A series of floor, roof or ceiling framing members spaced not more than 30 inches o.c. Members supporting roofs having slopes over 3 in 12 are not defined as roof joist. See Rafter.

Living Units: A dwelling or portion thereof, providing complete living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Loads:

Design: Total load which a structure is designed to sustain safely.

Dead: The weight of all permanent construction in a building.

Live: The weight of all moving and rariable loads that may be placed on or in a building such as snow, wind, occupancy, etc.

Lot: A parcel of land that is described by reference to a recorded plat or by metes and bounds.

Corner Lot: A lot abutting upon two or more streets at their intersection.

Interior Lot: A lot bounded by a strect on one side only.

Double-fronted Lot: An interior lot bounded by a street on front and back.

Lot Coverage: That percentage of the plot area covered by the building area.

Lot Line: A line bounding the lot as described in the title to the property.

Noncombustible: Material or a combination of materials which will not ignite or support combustion at a temperature of 1,200 degrees F. during a 5 minute exposure.

Plat: A map, plan or chart of a city, town, section or subdivision, indicating the location and boundaries of individual properties.

Plot: A parcel of land consisting of one or more lots or portions thereof, which is described by reference to a recorded plat or by metes and bounds.

Property: A lot or plot, including all buildings and improvements thereon.

Property Line: A recorded boundary of a plot.

Rafters: A series of roof framing members, spaced not more than 30 inches o.c. in roofs having slopes over 3 in 12. Members supporting roofs having slopes 3 in 12 or less are defined as roof joists.

Rehabilitation: The restoration of one or more dwellings to a satisfactorily improved physical condition, and which overcomes the deterioration of a property or properties, and aids in the improvement of the neighborhood.

Repair: To restore to a sound and acceptable state of operation, servicability or appearance. Repairs shall be expected to last approximately as long as would the replacement by new items.

Replace: To remove an existing item or portion of a system, and to construct or install a new item of similar or improved quality as the existing item when new. Replacement will ordinarily take place where the item is incapable of repair or where repair would be more costly.

Rooms:

Family Room (All-Purpose Room): A habitable room providing space for informal family activities and usually designed for more than one use.

Habitable Room: A space used for living, sleeping, eating or cooking, or combinations thereof, but not including bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, basement recreation rooms and similar spaces.

Combined Rooms: Two or more adjacent habitable spaces which by their relationship, planning and openness permit their common use.

Shaft: A vertical opening or enclosed space extending through two or more floors of a building, or through a floor and roof.

Shall: Indicates that which is required.

Should: Indicates that which is recommended but not mandatory.

Space Heater: (Room Heater) A self-contained, above-the-floor device for furnishing heated air through openings in its casing directly into the space in which the device is located or immediately adjacent to it. The device may be free-standing or recessed in a wall or partition.

Story: That portion of a building between a floor and the next floor above.

First Story (First Floor): The lowermost story that has at least half its total floor area designed for and finished as living accommodations. For the purpose of determining this area, the area of halls, closets, and stairs is included. The area of storage, utility or heating rooms or spaces is not included. The location of the first story as defined herein is based upon the use of the space rather than on the location of entrance doors or the finished grade.

Half Story: A story finished as living accommodations located wholly or partly within the roof frame and having a floor area at least half as large as the story below. Space with less than 4 feet clear headroom shall not be considered as floor area.

Top Story: The story between the uppermost floor and the ceiling or roof above.

Street: A public or private way which affords principal means of vehicular access to properties which abut thereon.

Walls:

Bearing Wall: A wall which supports any vertical load in addition to its own weight.

Cavity Wall: A masonry or concrete wall consisting of two wythes arranged to provide an air space within the wall in which the inner and outer wythes of the wall are tied together with metal ties.

Curtin Wall: A wall, usually nonbearing, between piers or columns.

Faced Wall: A Wall in which the masonry facing and the backing are so bonded as to exert a common reaction under load.

Firewall: A wall with qualities of fire resistance and structural stability which subdivides a building into fire areas, and which resists the spread of fire.

Foundation Wall: A wall, below or partly below grade, providing support for the exterior or other structural parts of a building.

Lot Line Wall: A wall adjoining and parallel to the lot line used only by the party upon whose lot the wall is located.

Masonry Wall: A bearing or non-bearing wall of hollow or solid masonry units.

Non-Bearing Wall: A wall which supports no vertical load other than its own weight.

Party Wall: A wall used jointly by two parties under easement agreement, erected upon a line separating two parcels of land, each of which is a separate real estate entity.

Veneered Wall: A Wall with a masonry face which is attached to but not bonded to the body of the wall.

Waterproofing: A treatment of a surface or structure, which prevents the passage of water. See Dampproofing.

Way: A street, alley or other thoroughfare or easement permanently established for passage of persons or vehicles.

Window, Required: A window which provides all or part of the required natural light and ventilation in the room or space it is located.

Yard: The open, unoccupied space on the plot between the property line and the front, rear or side wall of the building.

Front yard: The yard across the full width of the plot facing the street extending from the front line of the building to the front property line. Either yard facing a street may be selected as the front yard of a corner lot.

Rear Yard: The yard across the full width of the plot opposite the front yard, extending from rear line of building to rear property line. The rear yard of a corner lot is the yard opposite the selected front yard.

Side Yard: The yard between the side line of building and the adjacent side property line extending from the front yard to the rear yard.

CHAPTER II

## GENERAL ACCEPTABILITY CRITERIA

### R200 GENERAL

These general acceptability criteria apply to all existing one through eleven living unit properties as set forth under heading APPLICATION.

### R201 LOCAL CODES AND REGULATIONS

R201-1 The minimum standards set forth herein have been established to accomplish certain basic objectives for FHA mortgage insurance purposes and shall not be construed as relieving the property owner or his builder of his responsibility for compliance with local ordinances, codes and regulations including established requirements of a health or other authority having jurisdiction.

R201-2 The Federal Housing Administration does not assume responsibility for enforcing or determining compliance with local codes or regulations or make interpretations regarding their application in any specific instance.

R201-3 Where the local code, regulation or requirement permits lower standards than required herein, these Minimum Property Standards shall apply. In the event the local code, regulation or requirement precludes compliance with these standards, the property may be ineligible unless the stated objectives set forth herein are fully attained by the alternate means proposed.

### R202 SERVICE AND FACILITIES

R202-1 Utilities for one through eleven living units, under a single mortgage, may have common services such as water, sewer, gas and electricity and should provide separate utility service cut offs for each unit.

R202-2 Other facilities shall be independent for each living unit except that common facilities such as laundry and storage space or heating may be provided for one through eleven living units under a single mortgage.

R202-3 Each dwelling and each living unit within the dwelling shall contain provisions for each of the following:

a. A continuing supply of safe potable water
b. Sanitary facilities and a safe method of sewage disposal.
c. Heating adequate for healthful and comfortable living conditions.
d. Domestic hot water.
e. Electricity for lighting and for electrical equipment used in dwelling.
f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.

R203 ACCESS

R203-1 Access to the Property

Each property should be provided with vehicular access to and from the property at all times by an abutting public or private street. In isolated cases where access is by a right-of-way the right shall be protected by a permanent easement. The minimum width should be four feet. Private streets shall be protected by a permanent easement.

R203-2 Access to the building

Walks and steps shall be provided for convenient all-weather access to the structure constructed so as to provide safety, reasonable durability and economy of maintenance.

R203-3 Access to Each Living Unit

Access to each living unit shall be provided without passing through any other living unit.

R203-4 Access to Rear Yard

R203-4.1 Access to the rear yard from each living unit is recommended. However, such access is not acceptable where it is dependent upon passage through another living unit.

R203-4.2 Each building shall be provided with access to the rear yard. For a detached dwelling this access, if possible, should be directly from the street. For a row dwelling, the access shall be by means of an alley, easement, open passage through the dwelling, or other acceptable means.

R204 TYPES OF ELIGIBLE DWELLINGS

R204-1 Types of eligible dwellings are: detached, semi-detached, row and end-row dwellings. Each type may contain one through eleven living units.

R204-2 A semi-detached, row or end-row dwelling shall be separated from an adjoining dwelling or dwellings by a party or lot line wall extending the full height of the building. See paragraph R502 and R502-2.

R204-3 Method of Determining Number of Living Units

R204-3.1 Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a living unit. To be eligible for FHA mortgage insurance, however, all living units shall comply with these Minimum Property Rehabilitation Standards.

R204-3.2 A room or group of rooms, containing complete living facilities such as an apartment of a janitor, caretaker or servant shall be counted as a separate living unit.

R205 PARTIAL NON-RESIDENTIAL USE

R205-1 Non-residential use shall be subordinate and should NOT exceed 25 per cent of the total floor area; where considered architecturally harmonious, the percentage may be increased to 50 per cent.

R205-2 A property, where any portion is of inharmonious design or use with the residential neighborhood characteristic is ineligible for mortgage insurance.

R206 DELAPIDATED STRUCTURES

All delapidated portions of existing properties or blighted structures which are not economically repairable shall be removed. Also, see paraghaph R406-1 for exterior appurtenances.

CHAPTER III

SITE CRITERIA

R300 OBJECTIVE

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which induce or perpetuate neighborhood blight or obsolescence.

R301 OPEN SPACE

Every dwelling should have yard space of such size and so planned as to permit convenient access, adequate light and ventilation of rooms and spaces, reasonable privacy, and the use of the open space for laundry drying, gardening, land-scaping and outdoor living. The open space may be at the rear, front, or one of the side yard areas.

R302 LOT COVERAGE

In general, the appropriate maximum area of the individual dwelling plot which should be covered by the building or buildings are given below:

a. Detached dwelling:

(1) Interior lot coverage - 45 per cent
(2) Corner lot coverage - 50 per cent

b. Semi-detached dwelling:

(1) Interior lot coverage - 55 per cent
(2) Corner lot coverage - 60 per cent

c. Row and end-row dwelling: 70 per cent

The building area includes the total ground area of each building and accessory buildings but does not include the area of uncovered entrance platforms, terraces and steps.

R303 PARKING

Parking accommodations on street, site and garage or other facilities should total not less than 1 car per dwelling unit and not less than a ratio of .75 per

living unit where more than one living unit is contemplated per house. Street parking space may be included in this calculation only to the extent that is not likely to be prohibited in the future by municipal authorities.

R304 YARDS AND COURTS

R304-1 Yards

Yard dimension should generally provide for at least the following:

a. Front yard - 10 feet
b. Side yard - 5 feet
c. Rear yard - 15 feet

R304-2 Courts

a. Outer courts should have a least dimension of 8 feet if windows of habitable rooms occur in walls opposite each other and serve separate living units or buildings.

b. The distance between building walls of outer courts under other conditions should be a minimum of 5 feet.

c. Inner courts should have an area of at least 50 square feet and minimum dimensions as for outer courts.

d. Light shafts are not acceptable as providing ventilation to bedrooms or living rooms.

R305 SITE IMPROVEMENTS

R305-1 The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate paved walks, exterior steps and landscaping.

R305-2 Any new site improvements installed should comply with Chapter XII of the MPS for One and Two Living Units as feasible.

CHAPTER IV

## BUILDING PLANNING

R400 OBJECTIVE

To assure a living unit which provides for a healthful environment and complete living facilities arranged and equipped to assure suitable and desirable living conditions commensurate with the type and quality of the property under consideration.

R401 GENERAL

R401-1 A specific case variation in the standards contained herein may be permitted when one of the following conditions justifies such variation and the stated objective will nevertheless be attained.

a. Long established local practices and customs in the area assure continuing market acceptance of the variation.

b. Design of the specific property offers compensating planning features providing equivalent desirability and utility.

R402 SPACE STANDARDS

R402-1 Objectives

To provide each living unit with space necessary to provide suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities; also, to provide space of such size and dimensions so as to permit placement of furniture and essential equipment.

R402-2 General

R402-2.1 For existing work, dimensions are based upon measurements taken between finished floor, wall, ceiling or partition surfaces.

R402-2.2 The area occupied by a stair or by closets shall not be included in the determination of required room area.

R402-2.3 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with building planning standards in the same manner as rooms above grade, See R403.

R402-3 Minimum Room Size

Room sizes shown below shall be the minimun permitted for any subdividing of existing spaces, or for the construction of any new rooms. Unremodeled existing rooms, where considered adequate in size and arrangement for the intended function by the local insuring office, may be acceptable if not more than 10 per cent smaller than the minimums given in these tables.

Minimum square feet area for each of the following spaces shall be:

R402-3.1 Separate Rooms

| Name of Space (1) | LU with 1BR | LU with 2BR | LU with 3BR | LU with 4BR | Least Dimensio |
|---|---|---|---|---|---|
| LR | 140 | 140 | 150 | 150 | 10'-0" |
| DR | 80 | 80 | 100 | 100 | 7'-8" |
| K | 40 | 50 | 60 | 70 | 5'-0" |
| K'ette | 20 | 20 | NP | NP | 3'-4" |
| BR | 100 | 70 | 70 | 70 | 8'-0" |
| Total BR | 100 | 170 | 240 | 340 | ---- |

R402-3.2 Combined Spaces

| Name of Space | LU with 1BR | LU with 2BR | LU with 3BR | LU with 4BR | Least Dimensio |
|---|---|---|---|---|---|
| LR-DA | 160 | 160 | 180 | 180 | (4) |
| LR-DA-K(2) | 210 | 220 | 240 | 260 | (4) |
| K-DA(2) | 80 | 90 | 100 | 110 | (4) |
| LR-BR(3) | --- | --- | --- | --- | (4) |
| LR-DA-BR(3) | --- | --- | --- | --- | (4) |

NOTES:

(1) Abbreviations

LU = Living Unit
LR = Living Room
DR = Dining Room
DA = Dining Area
K = Kitchen
K'ette = Kitchenette
BR = Bedroom
NP = Not Permitted

R402-4 Ceiling Heights

R402-4.1 Habitable Rooms

a. Average height for required room width, 7 ft.-6 in., clear.

b. Floor area with less than 4 ft. clear headroom shall not be included in required room area.

R402-4.2 Bathrooms, toilet compartments, utility rooms, etc. - average height, 6 ft. - 8 in. clear

R402-4.3 Halls, 6 ft. - 8 in. clear.

R402-5 Privacy and arrangement

R402-5.1 A degree of privacy should be provided commensurate with suitable living conditions by means of the relation of the location of exterior conditions, and by the interior arrangement of rooms, particularly with reference to access to bathrooms from bedrooms.

R402-5.2 All parts of a living unit shall be accessible without passing through a public hall.

R402-5.3 Every water closet, bathub or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

R402-5.4 A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Likewise, a bathroom should not be located on a separate floor (full story height) from all bedrooms of a living unit.

R402-5.5 A bedroom should not be used as the only means of access to another bedroom or habitable room.

R402-6 Kitchen Facilities

R402-6.1 Each living unit shall have independent kitchen space which contains a sink with counter work space and having hot and cold running water, and adequate space for installing cooking and refrigeration equipment, and for the storage of cooking utensils.

R402-6.2 Minimum Shelf Area

a. Total shelving in wall and base cabinets, 30 sq. ft. with not less than 10 sq. ft. in either wall or base cabinet.

b. Minimum Drawer Area, 5 sq. ft.

c. Usable storage shelving in cooking ranges, when provided, may be included in required area. When cooking range is not included, but a 36 inch space for one is provided, 4 sq. ft. may be allowed towards minimum required shelf area.

R402-6.3 Minimum Counter Top Area

a. Minimum Counter Top Area, 7 sq. ft.

b. Area occupied by kitchen sink basin and by cooking units shall not be included in minimum required area.

c. When range is not included but a 36 inch space for one is provided, 2 sq. ft. of counter top may be allowed towards minimum required area.

R402-6.4 Dimensions of Shelving and Counter Top

Height, depth and spacing of shelving and height and depth of counter top shall conform with paragraphs 602-5.3 through 5.5 of the Minimum Property Standards for One and Two Living Units (FHA No. 300)

Doors on base or wall cabinets are not required but provisions shall be made so that doors can be added to base cabinets and to at least one-half of wall cabinets.

R402-7 Bath Facilities

Complete bathing facilities shall be provided within each living unit consisting of a water-closet, a tub or shower, and a lavatory. Provide an adequate supply of hot water to the tub or shower, and lavatory, and cold water to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a $90^{o}$ door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathub should not be less

than 4 ft. 6 in. long, and if a square tub - 3 ft. 6 in. minimum. Shower if provided, should have a least dimension of not less than 30 inches.

R402-8 Space for Laundry Facilities

Provide adequate space for laundry trays or equipment in either of the following locations:

a. Within each living unit having two or more bedrooms, and located in the kitchen or other suitable service space, or

b. In basement, cellar or other suitable public space within the building for the use of all occupants.

R402-9 Closets

R402-9.1 Clothes closet space shall be provided within each living unit in at least the following approximate amounts:

| | Floor Area |
|---|---|
| 1BR Living Unit = | 12 sq. ft. |
| 2BR Living Unit = | 18 sq. ft. |
| 3BR Living Unit = | 24 sq. ft. |
| 4BR Living Unit = | 30 sq. ft. |

The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off a hall or living or dining room. None of the minimum clothes closet space shall be located within the kitchen.

R402-9.2 Where separate closets for each existing bedroom is not possible, a closet elsewhere within the living unit may be acceptable provided the minimum area is provided and is reasonably accessible to the bedroom.

R402-9.3 Clothes closets shall have a shelf and rod.

Within each living unit, total shelf area or built-in drawer space of at least 8 sq. ft. should be provided for linens. This space should be appropriately increased for living units having 3 or 4 bedrooms.

R402-10 General Store

Each living unit shall have a designated closet or other suitable space within the unit or elsewhere within the building or other structure on the property, conveniently accessible, for general storage. The minimum volume of general storage space for each living unit should be 100 cu. ft., and shall be appropriately increased for 3 or 4 bedroom living units.

R403 LIGHT AND VENTILATION

R403-1 Objective

To provide a healthful environment and an acceptable degree of comfort within all rooms and hallways of the dwelling, by having sufficient light and ventilation, and by the provision of natural ventilation of structural spaces to minimize conditions conducive to decay and deterioration.

R403-2 Habitable Rooms

R403-2.1 All habitable rooms, except kitchens, shall have natural light, provided by means of windows, glazed doors, or skylights. A glass area of at least 10 per cent of the floor area shall be provided for new or remodeled rooms, or other spaces. Existing rooms not disturbed in the rehabilitation shall have a glass area not appreciably below a total of 10 per cent of the floor area.

R403-2.2 An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchens a mechanical ventilation system may be substituted. A ventilation area of 4 per cent of the floor area of the space shall be provided.

R403-2.3 Artificial light shall be provided and so distributed as to assure healthful and sanitary conditions in all rooms or spaces. See R906, Chapter IX.

R403-2.4 An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis

of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom, unless mechanical ventilation is provided.

R403-3 Kitchens

R403-3.1 Artificial light shall be provided, and distributed so as to give effective illumination throughout.

R403-3.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 sq. ft., or by mechanical ventilation in accordance with paragraphs R901-2 and R902, Chapter IX. Where a Kitchen is not separated from the Living Room by partitions and door or permanent screen, provide mechanical ventilation.

R403-4 Bathrooms and Toilet Compartments

R403-4.1 Artificial light shall be provided.

R403-4.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 1 1/2 sq. ft., or by mechanical ventilation in accordance with paragraphs R901-2 and R902, Chapter IX.

R403-5 Habitable Rooms or Living Units Below Grade

The depth of the finish floor below outside grade level for habitable rooms below grade should not exceed 4' - 0". Natural light and ventilation requirements for habitable rooms above grade shall apply.

R403-6 Ventilation of Utility Spaces

Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

R403-7 Ventilation of Structural Spaces

R403-7.1 Natural ventilation shall be provided for structural space such as attics and enclosed basement spaces - thru the provision of screened openings of sufficient size to overcome dampness and to prevent excessive accumulation of heat.

## R404 DOORS AND ACCESS OPENINGS

### R404-1 Objective

To provide openings adequate in size to admit furniture and equipment to all spaces and to permit inspection for repair and maintenance.

### R404-2 Exterior Doors

R404-2.1 Existing doors in sound condition and to remain should approximate in size the following, and the minimum size of new doors installed in new openings shall be:

| | Width | Height |
|---|---|---|
| a. Main entrance door | 3'-0" | 6'-6' |
| b. Service doors | 2'-6" | 6'-6" |
| c. Garage doors, 1 car | 8'-0" | 6'-4" clear opening |
| d. Garage doors, 2 car | 12'-0" | 6'-4" clear opening |

Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above.

R404-2.2 Exterior doors shall have locks.

### R404-3 Interior doors

R404-3.1 Provide a door for each opening to a bedroom, bathroom or toilet compartment. Doors to bathrooms and toilet compartments shall be hinged or sliding and shall have locks.

R404-3.2 Existing doors in sound condition and to remain shall approximate in size the following, and minimum size of new doors installed in new openings shall be:

a. Habitable rooms, 2 ft.-6 in. wide
b. Bathrooms, toilet compartments and closets other than linen and broom, 2 ft.-0 in. wide
c. Service stair doors, 2 ft.-6 in wide
d. Cased openings, 2 ft.-6 in wide
e. Height, 6 ft.-6 in.

Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above.

R404-4 Attic and Basementless Spaces

Access to attics shall be provided by means of conveniently located scuttles, disappearing or permanently installed stairway. For attic and basementless spaces, the minimum access opening shall be 14 x 22 inches. However, if either are to contain mechanical equipment, the access opening shall be of sufficient size to permit the removal and replacement of the equipment.

R405 STAIRWAYS

R405-1 Objective

To assure that all stairways provide safety of ascent and descent, and an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

R405-2 Provisions given on interior and exterior stairway planning in Section 607, Chapter VI, of Minimum Property Standards for One and Two Living Units FHA No. 300 should be used as a reference in the following ways:

a. Existing stairways in sound condition to remain, or to be repaired, shall not be dangerously or to any serious extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings, or railing protection.

b. New stairways to be constructed shall comply with the provisions of the MPS referenced just above.

R406 EXTERIOR APPURTENANCES

R406-1 All exterior appurtenances or accessory structures which serve no useful purpose or those not easily repairable should be removed. When restored or replaced for reason of utility or for the provision of privacy it shall be architecturally appropriate.

R406-2 Reference to Section 610 and 611, Chapter VI Minimum Property Standards for One and Two Living Units FHA No. 300 shall be made for planning requirements for new accessory structures.

CHAPTER V

FIRE PROTECTION

R500 OBJECTIVE

To assure a high degree of safety to life and property preservation for the dwelling, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of the flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

R501 EXITS

R501-1 Each one family structure or each living unit in two, three or four family structures shall have one exit, which is a doorway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be suitable and separate secondary exit from each living unit by means of a doorway, stairway or openable window. In buildings three or more stories above grade, the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.

R501-2 Access to either required exit shall not necessitate passage through another living unit, nor shall either exit be subject to locking by any device which would impede or prohibit ready egress.

R501-3 In four or more story structures accommodating more than one family, a single interior exit shall not be by means of a combustible stairway, except under either of the following conditions:

(1) An approved automatic sprinkler system, in accordance with National Fire Protection Association Standard No. 13, shall be installed in the stairhall and above the stairs on all floors, or

(2) The stairway shall be enclosed within walls providing not less than a 1-hour fire resistance rating. Door openings in stairway enclosures shall be protected by doors and door frames having not less than a 3/4 hour fire resistance rating. Solid wood, 1 3/4 inch thick doors are an acceptable alternate. All doors shall be equipped with self-closing devices. No transoms shall be permitted.

R501-4 Where the secondary exit is by means of an openable window, the opening shall be at least 5 sq. ft. in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 ft. 6 in. above the floor. Where storm windows, screens or burglar guards are used, these shall be readily openable from the inside.

R501-5 Every below grade living unit shall have convenient access to the outside of the building at grade level.

R502 INTERIOR FIRE PROTECTION

Party or Lot Line Walls

R502-1 Party or Lot Line Walls shall extend the full height of the building from foundation to or through the roof, without openings. The wall shall effectively prevent the passage of fire at all floor-ceiling intersections with the wall. If of combustible construction, the wall shall have horizontal fire stopping located approximately midway between each floor and ceiling. The fire resistance rating of the wall, where it is new construction in connection with present rehabilitation shall be not less than 2-hrs. Existing walls shall have a fire resistance rating of not less than the following:

a. A party wall of combustible material separating not more than 2 living units shall have a fire rating of not less than 3/4 of 1 hour. Exterior walls need not be of non-combustible materials;

b. 3/4 hr., where one or more party walls separate two, but not more than six, residential building, having a combined total of not more than 12 living units, all of which are located between party, lot line or exterior wall of noncombustible materials having not less than a 2-hr. fire resistance rating.

c. 2-hr., where the residential building adjoins a nonresidential building or property.

R502-2 Walls, Floor, and Ceiling Construction

Walls or floor and ceiling construction separating living units, or separating a living unit from a public hallway, other than party or lot line walls should not be less than a 3/4 hr. fire resistance rating.

R502-3 Surface Flame Spread Ratings

R502-3.1 The classification of interior finish and trim materials shall be in accordance with Standard Designation E 84 of the American Society for Testing Materials, and as shown in the table below.

R502-3.2 Interior wall, trim and ceiling finish materials shall not exceed the surface flame spread ratings given in the following table, except as noted under R502-3.3

| Location | Class | Flame Spread Rating |
|---|---|---|
| Hallways, Stairways and Other Exits | B | 25-75 |
| Within Living Unit except for Kitchen Space | C | 75-200 |
| Kitchen or Kitchen Space | B | 25-75 |
| Small Spaces Enclosing Heating or other Fire Hazardous Equipment | A | 0-25 |

R502-3.3 Existing interior finish materials to remain, which have a surface flame spread rating of more than 200, shall be covered with an acceptable flame resistant paint.

R503 EXTERIOR FIRE PROTECTION

R503-1 Distance Separation

An existing residence less than 6 ft. distance from adjoining building where the exterior walls of both have a combustible finish material should have a noncombustible exterior finish material added, to the wall so located, or replace the existing exterior wall finish with noncombustible materials.

R503-2 Exterior Stairways

R503-2.1 Exterior stairways conforming to the requirements of interior stairways may be acceptable as a required exit stairway.

R503.2-2 Where an exterior stairway is used in place of a required interior stairway, on buildings three or more stories above grade, it shall be self-supporting and constructed of noncombustible materials.

R504 FIRE PROTECTION EQUIPMENT

Where residential fire alarm systems are used, the equipment and installation shall conform to the standard of the National Fire Protection Association, No. 75 M.

CHAPTER VI

MATERIALS AND PRODUCTS

R600 OBJECTIVE

To provide materials of such kind and quality which will assure that the dwelling will provide: (a) appropriate structural strength, (b) adequate resistance to weather and moisture, and (c) reasonable durability and economy of maintenance.

R601 STANDARDS FOR MATERIALS AND PRODUCTS

For specific requirements of new materials and products used as replacements or additions to dwellings being rehabilitated, reference should be made to the MPS for One and Two Living Units, FHA No. 300.

CHAPTER VII

CONSTRUCTION

R700 OBJECTIVE

To assure that the construction of the dwelling will provide (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance and (e) acceptable quality of workmanship.

R701 STRUCTURAL SOUNDNESS

All structural components of the dwelling shall be in sound condition and considered serviceable for the expected useful life of the building. Sagging of floors, fireplaces, partitions or stairs, and bulging of exterior walls shall be restored as near as practical to their original position; and supported or braced so as to prevent reoccurrence of these conditions. Individual structural members in a seriously deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.

R701-1 All new construction work shall comply with MPS for One and Two Living Units, FHA No.300, as feasible.

R702 EXTERIOR WALLS

R702-1 General

Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed.

R702-2 Masonry Walls

Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.

R702-3 Basement and Foundation Walls

Exterior basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced. Where necessary, the interior or exterior face of the walls shall be dampproofed by bituminous coating and cement parging.

R703 FLOOR CONSTRUCTION

R703-1 General

All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

R703-2 Basement or Cellar Floors

All basement or cellar floors should be paved in an acceptable manner in their entirety. Consideration should be given to suitable ground cover.

R704 CHIMNEYS AND VENTS

Chimneys and vents shall be structurally safe, durable, smoketight and capable of withstanding the action of flue gases.

R705 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

Each dwelling and all exterior appurtenances on the premises shall be adequately protected against rodents, termites or other vermin infestation. An existing building where found to have defects which will permit the entrance into the structure of rodents, termites, or other vermin shall be corrected by appropriate preventive measures.

R705-1 Inspection

Every property shall be given a careful inspection of the dwelling and other structures for evidence of actual or potential infestation.

R705-2 Preventive Measures

Anumber of preventive and protective measures against the several forms of infestation are:

a. Windows or other openings near grade to have snug-fitting screens;

b. Exterior doors to fit tightly and be flashed at sill;

c. Openings of pipes or ducts through floors or walls to have tight fitting collars;

d. Cracks and crevices in foundations and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work;

e. Provision of curtain wall below grade and supplementary to the foundations;

f. Locating sidewalks, driveway or other impervious horizontal surfaces flush against the foundation;

g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked;

h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces.

I. Apply the precautions or corrective actions recommended by bonded exterminators.

CHAPTER VIII

EXTERIOR AND INTERIOR FINISHES

R800 OBJECTIVE

The use of exterior and interior finishes of the dwelling that will assure against the entrance or penetration of moisture and extremes of temperature; protect from damage by decay, corrosion, insects and other destructive elements; and provide reasonable durability and economy of maintenance.

R801 All new work shall comply with MPS for One and Two Living Units, FHA No. 300, as feasible.

R802 EXTERIOR WALLS

Repairs to existing siding, stucco, or other exterior wall finish method should use standards for new work as a guide.

R803 ROOF COVERING

All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability.

R804 GUTTERS AND DOWNSPOUTS

Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property, and avoid causing an unsightly appearance of walls and windows where adequate roof overhangs are not provided.

R805 FLASHING

All critical joints in exterior roof and wall construction shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water.

R806 WINDOWS, DOORS AND OTHER OPENINGS

R806-1 Existing windows and doors, including its hardware,

shall operate satisfactorily and give evidence of continuing acceptable service. Trim and the sash or door needing restoration should be guided by the following:

1. Repair, if work can be done in place

2. Replace, if the entire component needs to be removed in order to restore;

3. Refinish, if only the surface needs work in order to restore to new condition.

R806-2 Screens and storm sash, where provided, shall be in suitable condition to serve the intended purpose.

R806-3 Half screens shall be provided for windows in habitable rooms.

R807 INTERIOR WALL AND CEILING FINISH

All interior walls and ceilings of rooms and hallways shall provide (a) a suitable base for decorative finish, (b) a waterproof and hard surface in spaces subject to moisture, (c) and an absence of cracks or noticeable surface irregularities - see flame spread material.

R808 FINISH FLOORS

R808-1 General

Finish floors shall be appropriate for the use of the space and provide reasonable durability and economy of maintenance.

R808-2 Kitchen and Bathroom Floors

Floors in kitchens and bathrooms should be of a durable waterproofnon-absorptive material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, terrazzo or inlaid linoleum. Wood finish flooring for these rooms is not acceptable.

R808-3 Habitable Rooms (Other than Kitchen)

A concreate finish floor is ordinarily not considered

suitable for habitable rooms unless determined by the FHA insuring office to be acceptable. Wood flooring or a resilient tile should be used. Carpeting over a suitable underlayment is also acceptable.

R809 PAINTING AND DECORATION

Where needed, a protective and decorative finish coating shall provide, (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, an attractive appearance, and (c) reasonable durability. A complete cleaning of existing surfaces shall be provided regardless of whether painting or other decoration work is done.

CHAPTER IX

## MECHANICAL EQUIPMENT

### R900 OBJECTIVE

To provide mechanical equipment for the dwelling that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure: (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

### R901 GENERAL

R901-1 For the application of local codes and regulations, see Section R201, Chapter II.

R901-2 Provisions relating to mechanical equipment and wiring given in Chapter X of the MPS for One and Two Living Units should be used as a guide in making determinations as to the suitability of existing equipment for continued use in the rehabilitated structure.

### R902 MECHANICAL VENTILATION AND AIR CONDITIONING

R902-1 Where mechanical ventilation is required for kitchens, bathrooms or toilet compartments, the installation of new equipment shall be in accordance with paragraph 1002 of the MPS for One and Two Living Units, FHA No. 300.

R902-2 Exhaust air shall not be circulated from one living unit to another.

R902-3 Where summer air conditioning is to be included, whether a central system or packaged room or zonal air conditioners, follow the provisions of Section 1004, MPS for One and Two Living Units.

### R903 HEATING

Each dwelling shall be provided with a centralized heating facility, or appropriate and sufficient individual space heaters, capable of maintaining a

temperature of at least 70 degrees F. when the outside temperature is at the design temperature, in all habitable rooms, bath and toilet rooms, and hallways. All heating devices or equipment shall have an appropriate recognized approval for safety and performance. Space heaters shall have an automatic feed supply system with adequate safety controls provided.

R903-2 No unvented or open flame heaters shall be permitted.

R903-3 Appropriate clearances around all room or space heaters shall be provided, and the floor shall be protected in an acceptable manner.

R903-4 Where space heaters are the sole source of heat, a sufficient number shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the room to be heated through not more than one intervening door should not exceed 20 feet.

R903-5 A space heater shall not be located in a bedroom.

R904 DOMESTIC WATER HEATING AND STORAGE

R904-1 Capacities

Each building, or living unit within a building, shall have domestic water heating and storage equipment in serviceable condition supplying hot water in quantities equivalent to the table below:

| Number of Living Units Served | Storage Capacity In Gallons | Heating Capacity Gal. per hr. 100°F. Rise |
|---|---|---|
| 1 | 20 | 20 |
| 2 | 30 | 30 |
| 3 | 40 | 45 |
| 4 | 50 | 60 |
| 5 | 60 | 72 |
| 6 | 70 | 84 |
| 7 | 80 | 95 |
| 8 | 90 | 106 |
| 9 | 100 | 118 |
| 10 | 110 | 129 |
| 11 | 120 | 138 |

Where replacement by new equipment is needed, the water heating equipment shall be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity.

R904-2 Capacities - Tankless Type

Instantaneous water heaters rated in gallons per minute - 100°F. rise shall be at least equivalent to the following:

| Number of Living Units Served | Heating Capacity Gal. per hr. 100°F. Rise |
|---|---|
| 1 | 165 |
| 2 | 270 |
| 3 | 350 |
| 4 | 375 |
| 5 | 405 |
| 6 | 420 |
| 7 | 432 |
| 8 | 445 |
| 9 | 458 |
| 10 | 470 |
| 11 | 485 |

R904-3 Prohibited Locations

No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

R904-4 Venting

All fuel burning water heaters shall be connected to a vent leading to the exterior.

R905 PLUMBING

R905-1 General

The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures.

R905-2 Required Fixtures

For required plumbing fixtures see paragraphs R402-6 to R402-8, Chapter IV.

R905-3 New Plumbing Work

Where changes or additions are made to existing plumbing, the provisions of Section 1006, MPS for One and Two Living Units shall be used as a guide.

R905-4 Condition of Existing Plumbing

Plumbing systems including building sewers shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supplying piping or back-siphonage between fixtures.

R906 ELECTRICAL

R906-1 General

All habitable rooms and other appropriate spaces in each dwelling shall be provided with electric service by a system of wiring and equipment to safely supply electrical energy for proper illumination, and for the appropriate location and use of appliances or other equipment.

R906-2 Existing Wiring and Equipment

Existing wiring and electrical equipment to remain shall be determined to be in good and serviceable condition, and installed so as not to be a potential source of electrical hazard, or ignition of combustible materials. Replacement of existing wiring and equipment shall be made where these conditions are not fulfilled. Existing electrical facilities where considered inadequate shall be increased to fulfill the intent of paragraph R906-1.

R906-3 Outlets and branch circuits

Permanent lighting fixtures, wall switch controlled, shall be installed in kitchens, dining rooms, bathrooms and halls.

In other habitable rooms, including living rooms, and bedrooms, permanent lighting fixtures wall switch controlled, or switched receptacle outlet or outlets, shall be installed.

A permanent lighting fixture shall be installed to properly illuminate basement stairs and such fixtures shall be switch controlled from the head of the basement stairs. Multiple switch control shall be installed at both elevations when basement is provided with other exit doorways. The bathroom fixtures shall be controlled by a wall switch not readily accessible from tub or shower.

Appropriate type, number and location of outlet in spaces such as garage, attics and basements, acceptable to FHA, shall be provided. At least 2 duplex receptacle outlets shall be provided in each habitable room.

Receptacle outlets shall be spaced appropriate for furniture placement. In habitable rooms not provided with permanent ceiling or wall fixtures, a minimum of three receptacle outlets shall be installed.

At least 1 duplex receptacle outlet shall be provided in kitchen and dining area. Outlets in kitchen shall be on 20 amp. circuits.